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**Testimony**  
**Presented to a Joint hearing of**  
**New York State Senate Finance Committee**  
**And**  
**New York State Assembly Ways and Means Committee,**  
**February 13, 2012**

Presented by

Blair W. Sebastian, *New York State Rural Housing Coalition*

*And*

Nancy Berkowitz, *New York State Rural Advocates*

Good Morning Senator DeFrancisco, Assemblyman Farrell, Chairman Lopez, Assemblyman Fitzpatrick, Chairwoman Young, Senator Espaillat, distinguished members of the Panel: thank you all very much for this opportunity to come before you today to talk about the affordable housing and community development needs and related challenges facing New York's rural communities.

My name is Blair Sebastian and I represent the NYS Rural Housing Coalition. I am joined this morning by my colleague Nancy Berkowitz who represents the New York State Rural Advocates. Together, we are interested in a range of budget issues as they impact affordable housing and community development in rural communities.

But, as you know, Governor Cuomo has proposed to zero out the Rural and Neighborhood Preservation programs. As much as we would like to stress the need for increases to the Housing Trust Fund, Access to Home and the Main Street Program, we have been forced once again to expend a huge amount of energy advocating the restoration of funds for the Preservation Program. It's really a shame!

Good morning. As Blair has said, the Rural and Neighborhood Preservation Programs were eliminated from Governor Cuomo's budget proposal. The people of New York State now NEED you to correct that. I will testify briefly on the impact and potential outcome of defunding Rural Preservation in New York State.

Here are the facts:

The Preservation Program was established in 1979 as a private, nonprofit / public partnership that has become a model for the nation in affordable housing and community development

**RPCs revitalize Rural Communities**

Rural Preservation Companies provide for the professional development of safe, decent affordable housing through new construction and rehabilitation of existing housing that reflects community need, local markets, and scale appropriate to rural communities.

RPCs are *responsive* to the community and work in partnership to keep aging people

in their homes, help those at risk of becoming homeless, and help homeowners with home improvements so they can pay their bills and live decently in safe and affordable housing.

RPCs work with community leaders and with town and village officials to upgrade infrastructure, acquire vacant structures or important neighborhood buildings and return them to use in improved condition. They take a leadership role planning and re-developing Main Street. RPC home ownership counselors are working in close partnership with the State and Federal Government along with private financial institutions to demonstrate that working families CAN afford to own homes. When RPCs provide education and training before, during, and after a home sale, the evidence shows that the risks of foreclosure are minimized.

### **RPCs Work on behalf of the State**

Governor Cuomo recently announced that New York State will receive over \$93 million in disaster relief to help communities that were devastated by Hurricane Irene and Tropical Storm Lee. These funds are intended for long-term recovery, restoration of infrastructure, housing, and for the economic revitalization of communities that received a disaster declaration in 2011.

RPCs are already in these communities and they are already hard at work providing disaster relief and delivering emergency services in Schoharie, Delaware, Greene, Broome, and Tioga counties. These are the organizations that will be expected to

deliver the program funds and to get these important federal resources to the rural New Yorkers in desperate need. If the Preservation program is cut or eliminated, we will have disabled an important component of the emergency response and we will have put at risk an important community lifeline.

The Preservation Program is one of the State's principle delivery mechanisms for its affordable Housing programs. The NYSHCR 2011 Report on the Neighborhood and Rural Preservation Program documents that the Preservation programs deliver 74% of RESTORE funds, 62% of all federal HOME awards, 49% of Affordable Homeownership program awards, 35% of Foreclosure Programs. Over a third of ACCESS to Home and 15% of New York Main Street was awarded directly to Preservation Companies and more Main Street was administered by RPCs on behalf of municipal awardees.

New York State receives a substantial amount Federal housing block grant funding that is intended for non metro - non entitlement communities. The timely and appropriate expenditure of these block grant funds is critical for the State. RPC staffs understand the complex program compliance requirements and they know how to administer these programs. If Preservation Companies are not available to deliver Federal funds for HCR, housing dollars will be at risk of being *returned* to the Federal government.

Rural Preservation Companies provided 131 million dollars in leverage and match to their communities in 2011, including \$27.3 million in private investment to help meet the critical housing needs of low income families in rural New York, and to provide economic development and jobs.

### **The impact of annual program cuts**

There are rural areas of our state without access to the professional RPC network. Year after year, this program has been eroded by insecure funding - including funding cuts of over forty percent in the last few years. Less than \$60,000 was available to these companies in the current program year. As a result of the cuts to this program and the delays in funding awards of State Housing Programs with the new regional process, we are already seeing staff layoffs and 4 day work weeks. This is a critical year for the RPC program.

### **What we are asking for**

My job today is to tell you what the RPC program needs from the State budget to continue to do the job effectively.

Keeping in mind that in 2011 the preservation program leveraged 131 million dollars for local New York State communities securing and developing housing, infrastructure and economic development, I suggest full funding at the statutory limit of \$97,500 for each RPC - a total of \$6.6 million for the Rural Preservation Program. RPCs should also be fully funded.

The return on investment for New York State is outstanding at \$37 for every dollar of RPC funds appropriated. With an industry multiplier specific to housing, this was \$900 million dollars in annual business from RPCs in New York State in 2011. How could you NOT fully fund this program? Job creation and economic revitalization of upstate New York are this program's outcomes. Please review the annual report to the legislature for additional documentation of economic stimulus and jobs supported and created because of this program.

Given the effectiveness of this program it is astounding that the Preservation Program is not funded at the amount per company permitted by statute. We ask that you fund the Rural Preservation Program at \$6.6 million and you will get value for the people of New York State.

As we said at the outset, members of the rural community are interested in a range of affordable housing matters. We are grateful to the Governor for restoring funds to the critically important Rural Rental Assistance Program. We hope that the commitment to this program continues in the coming years.

We believe that the New York State Housing Trust Fund should be funded at a level sufficient to leverage all the federal low income tax credits available to the state while leaving enough resource to support the resumption of the HTF Small Projects Initiative.

We think it is important that the Rural Area Revitalization Program (RARP) and its Neighborhood complement UI also be fully funded. These programs provide the flexible funding that is required developing mixed use projects and other community development programs that complement the affordable housing untaken by our members.

In order to be truly effective, New York State's body of locally administered programs also needs to be fully funded. This would suggest an increase to 2008 levels for the New York Main Street program, for Access to Home, RESTORE and the Infrastructure Development Demonstration Program (IDDP). The first round of LPA funding under the new CFA process has demonstrated that the current funding levels are insufficient to provide meaningful coverage across our State.

Thank you for your time and for your ongoing support of the Preservation Programs and New York State's efforts to meet the affordable housing and community development needs of our rural communities. We have appended letters from several of our RPC colleagues to this testimony. We believe that they demonstrate the enormous range of activities undertaken by Preservation Companies and will help you better understand just how important this work is to our Communities. Again, thank you.

Rural Ulster   
Preservation Company

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[www.rupco.org](http://www.rupco.org)

January 30, 2012

The Honorable Andrew M. Cuomo  
Governor of New York State  
NYS Capitol Building  
Albany, NY 12224

Dear Governor Cuomo:

Your proposed budget has eliminated funding for New York State's Rural and Neighborhood Preservation Programs. You might not realize that preservation programs create jobs in addition to providing housing. The level of funding is small and the return on the investment is great. I am writing to urge restoration of that funding in the 30-day period for amendment of your proposal.

Between 7/1/2011 and 6/30/2012 the RPC program delivered \$54,660 to RUPCO. Here is what RUPCO returned on that investment. We:

- \*\* employed 38 staff members, spending **\$1.9 million** on personal service related expenditures.
- \*\* deployed **\$1.5 million** in housing rehabilitation grants keeping 56 contractors employed doing home repairs and contributing to jobs at local building supply stores.
- \*\* administered more than **\$10 million** in rental assistance to 893 Ulster County landlords for residents, mostly seniors and the disabled, in the HUD Section 8 program.
- \*\* helped 52 first time homebuyers achieve the American Dream by providing all-important first time homebuyer education and counseling along with **\$700,000** in grant funding that leveraged **\$5.9 million** in new mortgages with local banks and
- \*\* leveraged hundreds of thousands more in legal, processing, recording and inspection fees for the stated, county and other professionals working in the county.
- \*\* invested **\$825,000** in weatherization upgrades to our portfolio of affordable housing stock to keep it viable and save energy costs for people on fixed incomes living there.
- \*\* secured **\$600,000** to implement the Green Jobs/Green New York program in 9 Hudson Valley counties to provide energy savings for homeowners and countless jobs for contractors during the coming years.
- \*\* started construction of 53 units of intergenerational affordable housing, a **\$15.9 million** investment that will create as many as 70 jobs for the 18 month construction period.
- \*\* delivered **\$200,000** in New York Main Street money to rehabilitate one Kingston's most important business districts.
- \*\* paid **\$268,000** in property taxes or payments in lieu of taxes, often voluntarily, because we recognize the need to help local governments provide for all citizens.

So in addition to directly assisting nearly 7,000 individuals in some way last year, we returned \$693.00 for every \$1.00 the RPC program invested in this agency. We also had staff on the

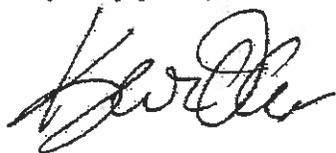
ground and ready to respond to the cataclysmic losses of Hurricane Irene and Tropical Storm Lee which devastated our community and during the year, we helped 576 families avoid foreclosure and kept another 423 families housed through the Homeless Prevention and Rapid Re-housing program.

We were not alone. Other agencies in the RPC and NPC programs can boast similar returns on investment and ability to help in crisis as well. If taxpayers had that sort of return on investment for every other dollar in the state budget, our budget woes would be solved.

Governor, in addition to a phenomenal return on the budget investment, the RPC program helps to maintain a human service infrastructure with the capacity to respond almost instantly to significant human need. During the last five years, RUPCO has stepped up to help in crises that ranged from floods and hurricanes to foreclosure and homelessness. Time and again we and others like us have proven we can deliver programs effectively and efficiently for local, state and federal governments and that we can partner with the state to deliver emergency response where needed, when needed.

We implore you to return funding for RPC and NPC programs to your budget to keep the human service infrastructure and capacity in tact, to create jobs and to effectively deliver the government programs you choose to deploy. Indeed, we would urge you to increase the funding above what was allocated last year. Clearly, it will benefit everyone in the State during these very challenging economic times and return on the investment long after the current crisis ends.

Very truly yours,



Kevin O'Connor  
Executive Director  
Rural Ulster Preservation Company

KOC/jlb/es

encl. - At a Glance

cc:

Senator Catharine Young

Senator John Bonacic

Senator William Larkin

Assemblyman Vito Lopez

Assemblyman Kevin Cahill

Assemblyman Clifford Crouch

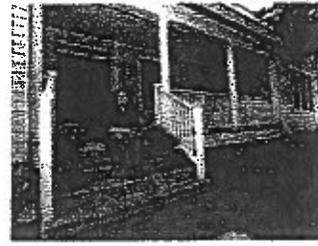
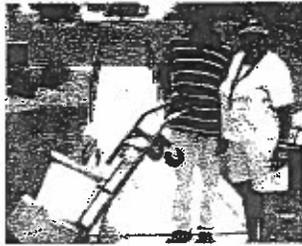
Assemblyman Peter Lopez

Commissioner Daryl Towns

Blair Sebastian

Hilary Lamishae

Nancy Berkowitz



Rural Ulster  Preservation Company

*The largest and most respected provider of affordable housing and housing services in Ulster County*

*At-a-Glance*

RUPCO is a 501-c-3 not-for-profit agency, established in 1981 using a broad approach to housing and community development in a 10-county region of the Hudson Valley and Catskill Mountains. RUPCO is led by a dedicated volunteer board of directors and advisory council and operates five business lines to accomplish our mission. During 2011 RUPCO celebrated its 30<sup>th</sup> anniversary and worked to build strategically for the future. Accomplishments for 2011 included but were not limited to:

**Rental Assistance**

- Served 1,589 households with 1,703 dependents totaling 3,292 served in 2011
- At peak, managed 1,597 Housing Choice (Section 8) Vouchers
- Administered \$10,812,554 in payments to landlords of Ulster County properties
- Assisted average of 16 individuals with AIDS/HIV each month
- Helped 20 individuals & families in crisis
- 10 Households assisted with Nursing Home Transition & Diversion program
- 16 Project Based Section 8 Units assisted
- 80 households currently enrolled in Family Self Sufficiency program
- Delivered \$35,000 in relief after Hurricane Irene & Tropical Storm Lee, serving 15 families

**NeighborWorks HomeOwnership Center**

- Served 52 first time homebuyers in 2011 for a total of \$5.9 million in first mortgage loans with local banks
- \$700,000 in grants delivered for homebuyers
- Nearly 1,000+ people attended programs, orientations, counseling and/or workshops
- 576 people received one on one foreclosure prevention counseling
- Assisted at 80 settlement conferences for homeowners facing foreclosure in 2011
- Served 423 people in 146 households with \$159,446 in Homeless Prevention & Rapid Re-housing Program
- 56 homes rehabilitated in 2011
- \$1,469,000 paid to 50 local contractors & vendors for home repair work
- 43+ energy audits conducted

**Property Management**

- 9 properties / 138 affordable rental units – RUPCO owned
- 4 properties/ 164 affordable rental units – Privately owned
- 4 unit condominium (Pettit House)
- 15 townhomes (Buttermilk Falls)
- Rented all 47 new apartments at Milton Harvest before they were ready for occupancy in August.
- 98% Occupancy Rate & 98.38% Collection Rate
- 100% Work Order Completion - 338 Work Orders

**Real Estate Development**

- Invested \$825,000 in weatherization upgrades for 123 units
- Brought new restaurant to Stuyvesant in Uptown Kingston
- Broke ground on 53 new rental units in Woodstock, NY, getting a \$15.9 million construction program underway

**Community Development**

- Obtained \$600,000 Green Jobs/Green New York grant to provide services in 10 Hudson River Counties
- Assisted in completion of the Pike Plan rehabilitation project with \$200,000 NY Main Street grant



The Honorable Andrew M. Cuomo Governor of New York State  
NYS State Capitol Building  
Albany, NY 12224

January 31, 2012

Dear Governor Cuomo:

The MARK Project, a Rural Preservation Company, now in its 34th year of operation, has been assisting the region with community and economic development, Main Street enhancements and revitalization projects and structural rehabilitation programs in the Towns of Andes, Middletown, Roxbury, Bovina, and the Villages of Margaretville and Fleischmanns.

In 2011 the region was faced with a catastrophic natural disaster that ripped through our communities leaving a path of destruction that will take years to rebuild. At no other time in our 34 year organizational history did MARK's existence make such a sizable impact in immediate and continuing recovery rebuilding and long term sustainability efforts. While controlling our own organizational shortfalls based on three consecutive years of State funding cuts, MARK without hesitation recognized its roll in the wake of Hurricane Irene and Tropical Storm Lee and served as the anchor of several recovery efforts. Flanked by equally important volunteer community efforts, MARK helped fill the gaps in services and connected the dots within existing programs, and served as the primary source for monetary contributions and redistribution of funds for the region. Unlike the volunteer efforts that sprouted in days following Irene, MARK had an established process for re-distribution in place through our experience with HOME, CDBG, RESTORE, and NY Main Street. This coupled with a well trained and caring staff and financial controls, public disclosure and transparency policies in place, MARK helped bridge the gap between state and federal aid and the caring community resources available. We were there to help relocate displaced families, and provided emergency relief funds to over 37 households, 6 not for profits and 44 small businesses, totaling over \$290,000. We were positioned to roll 6 households into our larger home repair programs, tap into weatherization assistance and ensure that all the funding resources were made available to our communities and utilized in concert with existing resources. We took the lead in some vital mold remediation projects, and assisted several dozen households with the grueling and often intimidating application processes of FEMA, and other post disaster recovery programs—all this while remaining true to fulfilling our daily obligations and program delivery for existing programs such as the Fleischmanns Main Street Program, Middletown Owner Occupied Home Repair, and other community based projects. In addition, as Executive Director, I have been proudly serving on the Southern Tier Regional Economic Development Council, which served as a catalyst for MARK to develop and administer a Small Business Development Fund which, through private philanthropic contributions has already distributed nearly \$85,000 directly to small businesses in the Town of Middletown.

It is very clear, that the Rural Preservation Companies are economic engines that leverage hundreds of thousands of dollars in local, private, state and federal resources. RPCs also create and retain jobs, both directly and indirectly and we are instrumental in transforming our small rural Main Streets into vibrant sustainable communities. We operate efficiently and extremely lean so any impact on our general operating support can be devastating. And, as MARK continues to work for our communities now and in the future, I respectfully ask that funding to RPC's be restored in your thirty day budget amendment—so we can remain "Open for Business".

Sincerely,

Peg Ellsworth

January 30, 2012

The Honorable Andrew M. Cuomo  
NYS State Capitol Building  
Albany, NY 12224

RE: Rural Preservation Program

Dear Governor Cuomo:

I am writing to ask that you restore Rural and Neighborhood Preservation Program funding in your thirty day amendment to the Executive Budget Proposal. Addressing the Rural Program, we are located throughout New York's rural communities ***where few or no other entities exist to plan and deliver state and federal housing programs***. Additionally, we offer knowledge and staff to take on emergency outreach and services. Otsego Rural Housing managed home reconstruction and services after the tornadoes some years back and floods in 2006 and 2011. Two years ago we formed a sponsor corporation to partner for a showpiece "green" design senior development.

Preservation Companies are very cost effective as shown in HCR's 2011 annual report where \$5 million Rural Preservation Program support carried \$58.8 million in capital spending to rural counties. ***These dollars employ private contractors and material purchases to rehabilitate existing housing stock and build new homes for low and moderates income owners***. In our case, Otsego Rural Housing also engages in home modifications to keep aging and disabled residents safely at home. We do this with grant funds and in partner with the County of Otsego for utilization of Medicaid's Long-term Home Health Care financing of home modifications.

***Now, with all capital programs for housing going through Regional Economic Development Groups, Rural Preservation Companies are essential connections for housing issues to be voiced and proposed in rural counties.***

In the business of housing grants: some grants provide administrative support, others limited support, and some allow none. Rural Preservation funding creates a base for not-for-profit corporations to exist. Beyond grant-specific expenses, the Preservation Program underwrites every activity. Its loss would be fatal. At risk are day-to-day office expenses, insurances, and, most critically, audit costs. You should also know that state and federal regulations require monitoring of programs of five to fifteen year terms through mortgage liens. The end of RPP corporations will revert thousands of mortgages to the State. We are proven cost-effective in program and service delivery showing years of success in capital spending and regulatory compliance.

Respectfully,

Anthony Scalici, Executive Director

Cc: Assemblyman Vito Lopez, Senator Catharine Young, Commissioner Daryl Towns

January 30, 2012

The Honorable Andrew Cuomo  
Governor of New York State  
NYS State capitol Building  
Albany, NY 12224

Dear Governor Cuomo:

The purpose of this letter is to urge you reconsideration of the elimination of the Rural Preservation Company and Neighborhood Preservation Company Programs and to restore these programs to their previous funding levels of \$80,000 dollars per program.

The RPC/NPC programs are national models for the delivery and maintenance of affordable housing in local communities. RPC/NPC programs attract Federal, State and private investment in housing throughout this state and leverage in excess of 20 dollars per dollar invested. Rural Preservation Companies alone have leveraged over \$58 Million in 2011, almost half of this being from private investments. These local housing efforts create jobs, improve the tax base of local communities, and provide decent and affordable housing to New York State residents. This standing net work has also been invaluable in the delivery of emergency services due to natural catastrophic events. Most recently those counties affected in central New York; Schoharie, Delaware, Green, Broome, Tioga.

The RPC/NPC network has been on the frontlines in the recession which occurred to the housing market collapse. Through mortgage foreclosure counseling, debt restructuring and related services families have been buffered from the full potential of this market collapse complete loss of equity and homelessness. The other end of the spectrum is to assist families from getting into bad mortgages or debt they can't afford through sound homeownership counseling. Had this been more available much of the foreclosure/subprime crisis may have been avoided.

Finally, RPC/NPC groups are uniquely positioned to assist local communities in planning and implementation of housing and community development projects. By assisting communities in accessing HOME, CDBG, RESTORE and Main Street and related funding they are vital partners in local development. In many rural communities this grant writing expertise does not exist or is unaffordable. Many of the programs assisting communities lack adequate reimbursement for the full delivery and administration of projects. Many of these projects require intense upfront and often multiyear planning. Without the RPC/NPC programs core funding the capacity to assist communities and improve the lives of New Yorkers will be dramatically reduced at a time when this assistance is most sorely needed.

In closing I ask that you reconsider your budget elimination of these valuable programs and continue the leadership of New York State in housing and community development.

Respectfully submitted,

Charles Kalthoff



# GVRPC, Inc.

Rt. 63 at Hampton Corners  
5861 Groveland Station Road  
Mt. Morris, New York 14510

JILL ALCORN, President & CEO

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February 3, 2012

The Honorable Andrew M. Cuomo  
Governor of New York State  
NYS State Capitol Building  
Albany, NY 12224

Dear Governor Cuomo:

I am writing to urge you to restore funding for the Rural and Neighborhood Preservation Programs in your thirty day amendment to the Executive Budget Proposal.

RPCs and NPCs are located throughout New York's communities and deliver state and federal housing programs in a responsible and highly professional manner. According to HCR's latest annual report, Rural Preservation Companies alone leveraged \$58.8 Million dollars in 2011 including \$27.3 in private investment to help meet the critical housing needs of low income families in rural New York and support real jobs in our struggling small communities.

From ice storms to hurricanes, because community based RPCs and NPCs have trained housing professionals *in place*, they were able to act quickly to provide emergency housing assistance for hundreds of displaced families. You toured these areas, small devastated communities; you know Preservation Program funding is critical to an effective response on the ground.

Preservation Programs provide jobs. They leverage non state dollars into communities who would remain impoverished without their intervention. RPCs are the driver for rural community development. I have attached primary data for the impact this program has had in home rehabilitation and homebuyer assistance in Livingston, Wyoming and Genesee Counties. Our RPC programs have leveraged \$28.2 Million dollars in private bank mortgages for this activity.

In addition, GVRPC, Inc. has built roughly \$60 Million dollars worth of Multi-family Rental Housing, providing nearly 400 units of affordable, energy efficient housing for families, the elderly and the disabled citizens of our primary service region. Rural Preservation funding has allowed us the capacity to seek out this additional federal and private financing to carry out our work. Our annual operations for these rental properties involves contracts and purchasing for materials, supplies, utilities, and other products – typically bought in the local communities.

While grant funds do provide some administrative support, there is no support available to monitor programs throughout the 15 or 20 year term of compliance periods. Continued involvement of preservation programs will ensure long term development viability and protect the State's investment. Again, we urge you to restore full funding for Rural and Neighborhood Preservation Companies and continue support for this effective and efficient public-private partnership.

Sincerely Yours,

A handwritten signature in black ink, appearing to read "Jill A. Alcorn". The signature is fluid and cursive, with the first name "Jill" being the most prominent.

Jill A. Alcorn  
President & CEO

Cc: Assemblyman Vito Lopez  
Senator Catharine Young  
Commissioner Darryl Towns  
Senator Patrick Gallivan

**GENESEE VALLEY RURAL PRESERVATION COUNCIL, INC.**  
**SUMMARY OF HOUSING PROGRAMS**  
**In Livingston , Wyoming & Genesee Counties**  
**1987 - 2011**

**LIVINGSTON COUNTY**

	<u># UNITS</u>		<u>GRANTS</u>		<u>LEVERAGED</u>		<u>TOTALS</u>
<b>Rehabilitation Programs</b>							
Livingston Rehab V	28	\$	750,000			\$	750,000
Livingston RESTORE III	12	\$	75,000	\$	16,775	\$	91,775
Livingston RESTORE II	17	\$	125,000	\$	74,975	\$	199,975
Liv-Gen Access II	10	\$	150,000	\$	12,500	\$	162,500
Liv-Gen Access	5	\$	100,000	\$	12,200	\$	112,200
Liv Rehab IV	18	\$	650,000			\$	650,000
Liv Co Utilities Connection	210	\$	350,629	\$	4,126	\$	354,755
LCRIII	24	\$	600,000	\$	25,000	\$	625,000
LCRII	25	\$	718,902			\$	718,902
LCRI	36	\$	590,889	\$	7,682	\$	598,571
Fair Share	29	\$	249,277	\$	21,103	\$	270,380
Home Assist	18	\$	230,000			\$	230,000
Home Improvement	57	\$	275,000	\$	457,600	\$	732,600
<b>All Rehab Program Totals</b>	<b>489</b>	<b>\$</b>	<b>4,864,697</b>	<b>\$</b>	<b>631,961</b>	<b># \$</b>	<b>5,496,658</b>
<b>HomeOwnership Programs</b>							
Home Choice III PBI	21	\$	300,000	\$	1,409,236	\$	1,709,236
HomeChoice V	22	\$	225,000	\$	1,540,000	\$	1,765,000
Home Choice IV	13	\$	170,392	\$	865,000	\$	1,035,392
FHLB Home Choice	20	\$	130,000	\$	1,400,000	\$	1,530,000
Home Choice III	28	\$	309,273	\$	2,119,980	\$	2,429,253
Home Choice I	29	\$	324,640	\$	2,276,939	\$	2,601,579
HFIII	23	\$	258,180	\$	1,249,006	\$	1,507,186
HFII (HF96)	19	\$	247,208	\$	947,864	\$	1,195,072
HF I	22	\$	298,080	\$	1,102,000	\$	1,400,080
Home Ownership	50	\$	1,000,000	\$	2,885,700	\$	3,885,700
HOP IV Coming Home II	22	\$	480,000	\$	2,079,348	\$	2,559,348
HOP III Coming Home	12	\$	227,000	\$	749,946	\$	976,946
HOP II	13	\$	260,000	\$	975,000	\$	1,235,000
HOP I	14	\$	400,000	\$	1,100,000	\$	1,500,000
<b>Homeownership Program Totals</b>	<b>308</b>	<b>\$</b>	<b>4,629,773</b>	<b>\$</b>	<b>20,700,019</b>	<b>\$</b>	<b>25,329,792</b>
<b>Total Livingston Co. Programs</b>	<b>797</b>	<b>\$</b>	<b>9,494,470</b>	<b>\$</b>	<b>21,331,980</b>	<b>\$</b>	<b>30,826,450</b>

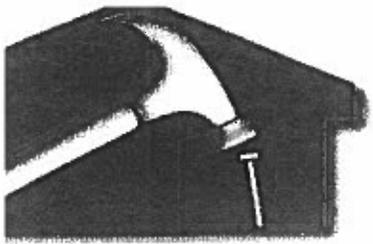
**GENESEE VALLEY RURAL PRESERVATION COUNCIL, INC.**  
**SUMMARY OF HOUSING PROGRAMS**  
 In Livingston , Wyoming & Genesee Counties  
 1987 - 2011

**WYOMING COUNTY**

	<u># UNITS</u>	<u>GRANTS</u>	<u>LEVERAGED</u>	<u>TOTALS</u>
<b>Rehabilitation Programs</b>				
FairShare	10	\$ 150,524	\$ 25,064	\$ 175,588
<b>All Rehab Program Totals</b>	<b>10</b>	<b>\$ 150,524</b>	<b>\$ 25,064</b>	<b>\$ 175,588</b>
<b>HomeOwnership Programs</b>				
HomeChoice V	12	\$ 175,000	\$ 850,000	\$ 1,025,000
Home Choice IV	10	\$ 149,000	\$ 700,000	\$ 849,000
FHLB Home Choice	20	\$ 124,000	\$ 1,400,000	\$ 1,524,000
Home Choice III	6	\$ 61,796	\$ 403,462	\$ 465,258
Home Choice I	6	\$ 62,950	\$ 446,839	\$ 509,789
HFIV	14	\$ 139,580	\$ 622,684	\$ 762,264
HFII (HF96)	6	\$ 64,792	\$ 266,730	\$ 331,522
HOP III Coming Home	4	\$ 73,000	\$ 210,375	\$ 283,375
HOP II	16	\$ 320,000	\$ 960,000	\$ 1,280,000
HOP I	5	\$ 100,000	\$ 300,000	\$ 400,000
<b>Homeownership Program Totals</b>	<b>99</b>	<b>\$ 1,270,118</b>	<b>\$ 6,160,090</b>	<b>\$ 7,430,208</b>
<b>Total Wyoming Co. Programs</b>	<b>109</b>	<b>\$ 1,420,642</b>	<b>\$ 6,185,154</b>	<b>\$ 7,605,796</b>

**GENESEE COUNTY**

	<u># UNITS</u>	<u>GRANTS</u>	<u>LEVERAGED</u>	<u>TOTALS</u>
<b>Rehabilitation Programs</b>				
South City Partnership II	24	\$ 205,443	\$ 21,553	\$ 226,996
South City Partnership II	10	\$ 192,141	\$ 8,000	\$ 200,141
South City Partnership III	23	\$ 491,045	\$ 8,335	\$ 499,380
Genesee HOME Rehab	19	\$ 600,000	\$ 25,643	\$ 625,643
Genesee HOME Rehab IV	18	\$ 650,000	\$ 7,499	\$ 657,499
Genesee Access	5	\$ 100,000		\$ 100,000
Genesee Access II	8	\$ 150,000		\$ 150,000
Genesee RESTORE	17	\$ 125,000		\$ 125,000
Genesee Rehab V	28	\$ 750,000		\$ 750,000
<b>All Rehab Program Totals</b>	<b>152</b>	<b>\$ 3,263,629</b>	<b>\$ 71,030</b>	<b>\$ 3,334,659</b>
<b>HomeOwnership Programs</b>				
HOP III Coming Home	9	\$ 180,000	\$ 566,828	\$ 746,828
<b>Homeownership Program Totals</b>	<b>9</b>	<b>\$ 180,000</b>	<b>\$ 566,828</b>	<b>\$ 746,828</b>
<b>Total Genesee Co. Programs</b>	<b>161</b>	<b>\$ 3,443,629</b>	<b>\$ 637,858</b>	<b>\$ 4,081,487</b>
<b>TOTAL OF ALL GRANTS</b>	<b>1067</b>	<b>\$ 14,358,741</b>	<b>\$ 28,154,992</b>	<b>\$ 42,513,733</b>



**NYS Assembly's**  
*Support of*  
**Community Progress Initiative**

**2011 - 2012**  
**Community Progress, Inc.**  
 147 East Second Street Corning, NY 14830

*Serving . . . Chemung, Schuyler and Steuben Counties*

**Recently Completed/In-Progress**

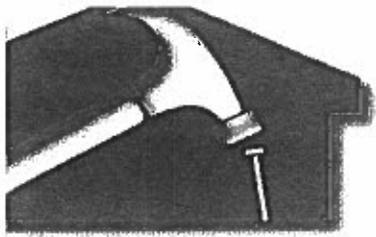
	<b>Award Amounts</b>	<b>Leveraged Funds</b>	
Montour Falls Village of Montour Falls; Administered by CPI	\$ 465,000	\$ 2,049,393 (Actual)	Program Closed; 11 new units of housing created, 2 coffee shops and a meeting center created. In addition, as a result of the new housing, a new
Montour Falls Village of Watkins Glen; Administered by CPI	\$ 287,000	\$ 14,145 (Actual)	Program Closed; 14 owner-occupied homes assisted with
Montour Falls Village of Watkins Glen; Administered by CPI	\$ 157,500	\$ 1,508,500 (Actual)	Program Nearly Complete; 8 new units of housing installed to compliment the new bus transportation provided by Schuyler Co., a new facility created within the same building and an outbuilding rehabilitated to accommodate space for NYSEG – see
<b>TOTAL:</b>	<b>\$ 909,500</b>	<b>\$ 3,572,038</b>	<b>(nearly 4x's the amount in leveraged funds for the amount awarded)</b>

**Total Admin to Administer Programs over a 2 yr. timeframe: \$76,713 or \$38,357/yr.**

**Programs**

Mobile Home Replacement Chemung/Schuyler/Steuben	\$ 510,000	(New Program in Process)	6 units
Village of Watkins Glen Mixed-Use Rehab	\$ 500,000	(Waiting on Contract)	6 units
Chemung/Schuyler/Steuben Mixed-Use Rehab	\$ 600,000	(Waiting on Contract)	80 units
<b>TOTAL:</b>	<b>\$ 1,610,000</b>		<b>92+ units in 3 years</b>

*Rural Preservation Campaign*



**NYS Assembly's**  
Support of  
**Community Progress In**

**CPI** received a total of **\$54,660 in Administrative Funding** (7/1/11 to 6/30/12)

is provided by **CPI alone** to the Counties of Chemung, Schuyler and Steuben with these funds:

**Local & Municipal Financial Support**

using created  
rehabilitated and kept on tax rolls; property tax generated  
revenue generated  
revenue generated by materials purchased  
Contractors  
taxed generating state/federal revenue  
materials purchased locally – supporting local businesses & local employment  
revenue generated from purchase of building materials  
revenue generated from Building Permits issued - supports municipal revenue  
revenue generated from liens filed - supports municipal revenue  
Economic Development Service – federal businesses supported w/ local employment  
Assessors employed  
businesses utilized – local businesses supported  
employees employed – Energy Savings realized  
Assessors employed

**Administrative Support to Local Governments**

Administration of a CDBG Program for the Village of Horseheads  
Creation of a Merchant Association for the Village of Horseheads  
Creation of a Merchant Association for the Village of Elmira Heights  
Collaboration w/ STEG for Economic Development  
Collaboration w/SCOPEd for Economic Development  
Collaboration w/ The Village of Dundee – Economic Development  
Collaboration w/ The Village of Bath – Economic Development  
Collaboration w/ Steuben County IDA – Economic Development  
Creation of Design Guidelines for Village of Horseheads  
Creation of Design Guidelines for Village of Elmira Heights  
Collaboration w/ Village of Interlaken – Economic Development  
Collaboration w/ Cornell University – Design Support

*Preservation Programs are cut . . . Who will generate revenue, provide employment, provide safe/affordable housing, develop local mu  
support to local merchants for \$54,660/yr. each yr. ???*

**Rural Preservation Programs pay it forward. Please don't stop the cycle!**

Rural Preservation Programs

# COMMUNITY SERVICES PROGRAMS, INC.

February 3, 2012

The Honorable Andrew M. Cuomo, Governor  
New York State  
State Capital Building  
Albany, New York 12224

Dear Governor Cuomo:

Please accept this correspondence as our organization's urgent request that you restore funding for the **Rural and Neighborhood Preservation Programs** in your thirty (30) day amendment to the Executive Budget Proposal.

RPCs and NPCs are located throughout the State and effectively deliver housing and community development programs leveraging **\$37.00 for every \$1.00 of funding.**

In **Dutchess County**, our organization has developed the following Projects:

1. **FIRST EVER NYS DOT Industrial Access Project awarded in DOT's Region 8 which funded the purchase and installation of a 110 lf bridge to the Market Street Industrial Park, Wappingers Falls, effecting the creation of more than 200 jobs;**
2. **FIRST EVER NYS Housing Trust Fund Corporation closing for 10 units at 19, 21 & 23 West Main Street, Wappingers Falls;**
3. **FIRST EVER HOME Project to be completed in New York State under DHCR's Administration, consisting of a 32 unit senior citizen complex known as DiMarco Place, Wappingers Falls;**
4. **FIRST EVER Stand Alone New York State Low Income Housing Tax Credit development, consisting of a 52 unit senior citizen complex known as Meadow Ridge Senior Residence in the City of Beacon;**
5. **FIRST EVER Collaboration between a Domestic Violence Service Provider and a not-for-profit housing development agency with the gut rehabilitation of two abandoned factory buildings consisting of 15 units of housing and 2,000 square feet of service area known as Grace Smith House Inc.'s BROOKHAVEN Development located in the City of Poughkeepsie;**
6. **FIRST EVER "HOMES FOR WORKING FAMILIES" Development constructed that was targeted to families consisting of 54 units known as Meadow Ridge Family Development located in the City of Beacon;**

Community Services Programs, Inc. development skills have directly leveraged over **\$100 million dollars of investment in Dutchess County over the past two and a half decades, for housing and community development projects.**

The Honorable Andrew M. Cuomo, Governor

February 3, 2012

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In addition to the above projects, Community Services Programs, Inc. is responsible for:

1. The creation and expansion of two (2) child care facilities, one in the City of Beacon and the other in the Village of Wappingers Falls;
2. The preservation of the only one of the five United States Post Offices designed by President Franklin D. Roosevelt to be declared surplus property for the municipal occupancy by the Village of Wappingers Falls;
3. The creation of a Central Business District parking lot following the removal of the former, and original, 24,000 sf Sweet Orr Factory following a fire as well as the removal of oil contaminated soils and abandoned oil tanks;
4. Upgrading of numerous local structures that have been historically designated by the NYS Office of Parks, Recreation and Historic Preservation inclusive of **Mesier Homestead; Grinnell Library; County Players Theatre; and, the CSP Building.**
5. The adaptive reuse of yet another "surplus property" that being the former Town of Wappinger Town Hall, into 6 units and occupancy by the Village of Wappingers Falls Justice Court.
6. The successful donation of vacant land, valued at more than \$2 million dollars, located on Route 9 in the Town of Poughkeepsie for the development of no less than **120 units of U.S. Department of Housing and Urban Development Section 202 Housing**, known as St. Simeon's and St. Anna's.
7. The successful redevelopment of a 36 unit USDA: Rural Development 515 complex that included the temporary relocation of 30 households for no less than 6 weeks and the total gut rehabilitation, inclusive of asbestos removal, of said 36 units.

As a community based not-for-profit that incorporated thirty-seven (37) years ago, Community Services Programs, Inc. is committed to the provision of the highest quality in housing and community development. And, while our organization has been true to its mission, its ability to produce has been compromised by the extraordinarily limited resources available for pre-development activities. The Rural Preservation Program is a key component to our organization's ability to respond to the needs of the community.

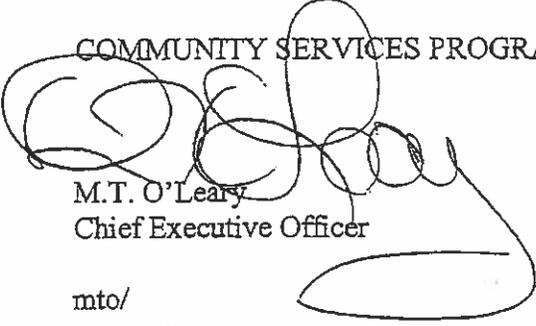
And, now, our organization is committed to the redevelopment of a former, and vacant, 73,000 square foot hospital, known as **St. Francis Hospital**, that will not only provide jobs during the construction period and resolve a pending blight, but will create 55 units of **Workforce Housing with a set aside for Veterans and physically disabled households.**

The Honorable Andrew M. Cuomo, Governor  
February 3, 2012  
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Governor Cuomo, our Board of Directors and Staff respectfully request your reconsideration and your restoration of the full funding for the NYS Homes & Community Renewal: Rural and Neighborhood Preservation Programs.

Sincerely,

COMMUNITY SERVICES PROGRAMS, INC.



M.T. O'Leary  
Chief Executive Officer

mto/

cc: Honorable Catherine Young, Senator  
New York State Senate  
Honorable Vito Lopez, Assemblyman  
New York State Assembly  
Honorable Stephen Saland, Senator  
New York State Senate  
Honorable Marcus J. Molinaro, County Executive  
Dutchess County  
Daryl Towns, Commissioner  
NYS Homes & Community Renewal